not fully decided on the character of the Recent Sales Indicate That Retail Business Will Likely Get a improvement, will erect a structure of from twelve to sixteen stories, the completion of which will represent an invest-

Firm Foothold There in the Near Future.

HOUSES IN 57TH STREET SOLD LAST WEEK.

No .: 5 West 57th street, bought by a client of Henry D. Winans & May from William G. Loew.

(Property sold indicated by arrows.)

has lately been a large increase in realty for show and salesrooms.

northwest corner of 57th street and Riley Gordon.

Madison avenue bought about a week ago

by Mr. Lawrence from Mrs. Margaret A.

Howard. Mr. Lawrence represents, it is

said, a corpration which will take over the

John N. Golding negotiated the sale of

the Marston property. He was also the

broker last week in the sale for Dr. John W.

Cox to George Keiser of the four story

dwelling house No. 24 East 57th street. It

has a frontage of 18.6 feet on the street and

depth of 100.5 feet. It adjoins the resi-

Edmund L. Baylies, as executor of the

estate of William H. Phillips, got last week

for No. 18 East 57th street, a four story

and basement brownstone structure, about

5125,000. As the site has an area of 1.908

square feet, the rate a square foot was \$6.50, and the front foot rate about \$6,052.

The new owner, who was represented by Horace S. Ely & Co., the brokers in the

ransaction, purchased the property as an

evestment. He will rent the house under

slong term lease either for business or as

a private home, and will alter it to suit

| nother West 57th street residence will be

traned over to business as the result of &

sag made by Henry D. Winans & May.

Thy sold for William G. Loew the four

stog, high stoop dwelling house No. 25

West 57th street, on lot 25x100.5 feet, betwan Fifth and Sixth avenues. The buyer

Murrice Mandelbaum added to his hold-

ings. in West 20th street last week by the

puriguse from Judge Henry Wilson, as ex-

war, of No. 313, a three story dwelling

Mandelbaum recently purchased Nos.

Barnard Smyth & Sons sold for the es-

withess building, on a plot 20.10x100.5 feet.

The property is about midway between

Bre idway and Sixth avenue.

of Julius Tremann to Isaac Frieden-

No. 125 West 43d street, a four story

e 1, B. P. O. Elks, the two five-

tenement houses at Nos. 312 and 314

39th street, on plot 50x100 feet, about

et west of the Circle. Kennelly & Co.

en ij e nite an eight story fireproof garage.

the brokers. Mr. Olsen will erect

time they intended to put up a new

plans, and bought on 43d street, just

of Sixth avenue, where a twelve story

building there, but subsequently changed

re has just been completed.

eading operations was the sale by James

presbytery already owns the similar

will, it is understood, erect a church

the entire property in the near future.

sall & Co., representing Frederick Ayer,

Octam, will erect a twelve story fire-

A 47TH STREET PROJECT.

13 god 338, and now has a plot 50x90 feet.

on a lot 16.8x90 feet, through Clark-

P. Ryttenberg and Charles J. Brady.

the tenant.

will alter the premises.

business of Howard & Co., milliners.

west corner of Madison avenue.

residential districts than elsewhere.

The property just sold was acquired by SPECULATIVE PROJECTS IN CENTRAL LOFT DISTRICTS the sellers in December from E. J. Hancey mig investors and speculators were more business building in 36th street, just west and Mrs. Ella A. Rogers for a shade unactive last week in the central loft and of the Murray Hill line, it now appears, will also be begun earlier than anticipated, back restriction, which will probably be abrogated, as there is no longer any need der \$350,000. They have been holding it at demand for 57th street properties between twelve story building covering the proper-Middson and Sixth avenues. Recent buy-ing clearly indicates that the expected busi-ness invasion in the thoroughfare will be

here soon, and will probably be unusually be the cost of the structure, of which the Lewis B. Preston sold for the estate of spectacular in character and size. There owners will use five or perhaps six floors Eugene A. Hoffman, the Hoffman Arms, an apartment house, with stores, on a Among other pending building operations of Madison avenue and 59th street, to the two years hence, according to many real fifth avenue which will probably be under Regent Realty Company, Ephraim B. way this spring are a twelve story loft Levy, president, who was represented in The majority of appraisers are firmly of structure to be built by the Midville Real- the sale by the firm of John J. Kavanagh.

the opinion that now is the time to invest ty Company, at Nos. 4 and 6 West 37th The property was held at \$650,000. street and a similar structure at No. 20 | The structure was erected over twenty One of the principal transactions last to 26 West 36th street by Daniel W. Rich- years age by Dean Hoffman, and was for Newbold T. Lawrence from Edgar L. Mar- also be improved by the Underwriters' the East Side. It occupies one of the ation of the four story dwelling house No. 23 Realty Company with a similar building most valuable corners north of 42d street, Est 57th street. Adjoining is the parcel at from plans now being prepared by James at the centre of a business district of steadily increasing importance.

\$100,000 FOURTH AVE. LEASE

Another Wholesale Silk Concern Joins the Colony.

M. & L. Hess have leased for the Braen-

der Construction Company the third loft, fourth floor, in the Ashland Building, situated at the southeast corner of Fourth avenue and 24th street, containing 14,250 square feet, to William Schroeder & Co., wholesale dealers in silks, for a term of years, at a rental aggregating \$100,000. Cammann, Voorhees & Floyd have leased for Amos F. Eno to the Warren Lubricant Company, the building, No. 27 Coenties Slip; the building, No. 123 Broad street, for David Kramer, to Fred Buse; the building, No. 41 South street, in conjunction with William Cruikshank's Sons, to Joseph E. Morris; the store and basement, No. 101 Water street, for the Gouverneur Building, to

Lewis C. Hopkins Company.

Leonard J. Muhlfelder has leased in conjunction with Frederick Southack & Alwyn Ball for M. Gropper & Son, the store at No. 472 Broadway, for a long term of years, to

S. B. Goodale & Perry have leased in the St. James Building the store at No. 1131 Broadway for a term of years to Ostroff & Handleman, who will open a haberdashery shop; also leased offices to Courtney & Parlee, the Fabian Construction Company, Ceresit Waterproofing Company, of Chicago, a studio to Vincent Raschelea & Corrado Scapecchi, and the penthouse to Hurd & Sutton, architects, of Newark, N. J.

The Duress Company has leased for Edwin Wolf, of Philadelphia, the two easterly stores on the 42d street side of No. 501 Fifth avenue to Gewehr & Jackman, for a term of years, at an aggregate rental of \$35,000. They will occupy it for gents' furnishings. Bert G. Faulhaber & Co, have leased the entire store floor in Hispania Hall, at the northwest corner of Broadway and 156th street, at the subway station, and will occupy the same for their real estate business. After Monday their present offices at Nos. 206 and 3506 Broadway will be discontinued.

J. Arthur Fischer has leased the fifth and sixth lofts in No. 261 to 265 West 36th street, containing 10,000 square feet, to the Orange Manufacturing Company, for a term of years; also, to George W. Cobb, jr.

NO. 23 EAST 57TH STREET.

Plans were filed last week for making the five story left building, No. 263 Front

over the two five story tenement houses at street, and to John F. Baxter the four

Nos, 148 and 150 West 52d street into one story dwelling house No. 767 St. Nicholas

There were several important downtown brokers, of No. 962 Halsey street, Brook-

sales. The Charles F. Noyes Company sold lyn: No. 1059 Halsey street, a two story

for a client the five story loft building, and cellar frame two family dwelling house

with elevator, at No. 93 Front street, at for Lottie M. Kirk to an investor; No. 180

the corner of Gouverneur Lane. The same Rosciusko street, a three story and base-

years to the George W. Lane Company. | kam to a client; No. 1018 Halsey street, a

It was also reported last week that the three story single flathouse, for Maria Erick

street, two four story buildings, on plot frame two family dwelling house, on a

44x55.3 feet. The property is located be- forty-foot plot, for Frank Bush to a client.

corner of Madison avenue and 33d street, Annandale, Staten Island, is a unique de-

cently closed by

BROOKLYN SALES.

One of the novel features at the coming

4 el A. Olsen bought from New York Bought by Newbold T. Lawrence from Ed gar L. Marston through John N. Golding.

bany, is the owner. Schwartz & Gross and B. N. Marcus, the architects, estimate

West Side properties. One of the brokers recently rented the building for five ment frame dwelling house, for David Ros-

New direct and Wadsworth avenue, a plot Wilmurt Realty Company had sold Nos. to an investor; No. 1229 Halsey street, a

School feet, through the Douglas Robinson. 138 and 140 Liberty street, a five story build- four story double brick flathouse, for Archi-

hartes S. Brown Company, to the church ing, on plot 50x55 feet, together with the bald McLaren to an investor, and No. 1857

extension committee of the New York abutting property, Nos. 151 and 153 Cedar East 15th street, a two story and cellar

The week-end was marked by several im-

portant sales. In fact, the business done

on Friday was heavier than any day of the

th street on a plot 65x169 feet, from plans through Albert H. Ashforth by the Her- to be of unusual interest to visitors.

The respect of Haviland & Co. to erect a the north. The purchaser also built and slope of the Palisades,

which has been leased from the extended 40.5 feet. Alice H. Wallace, of Al-

Diet of the southeast corner of 175th street, tween Washington and West streets.

Proof lots building at Nos. 2, 4 and 6 West comprising a plot 49.5x100 feet, were sold

was learned last night that Daniel avenue changed ownership.
Two dwelling houses at the northeast Annanda

the cost at \$18,000.

building for loft purposes. They are to be avenue.

A TEN-YEAR MORTGAGE FOR OWNERS OF SMALL HOUSES

> With Privilege of Payment (in Whole or Part) on Any Interest Day

The Title Guarantee and Trust Company offers to house-owners in any part of Greater New York, beginning Monday, February 27th, the most liberal form of mortgage ever offered by any financial institution.

The mortgage is made with the direct intention of encouraging home building and owning, and no loan of this kind will be accepted for more than \$10,000. The term is ten years and the rate of interest 51/2%.

The owner must pay each six months \$32.50 on each \$1,000 of the mortgage. This pays the interest and a small amount on the principal so that at the end of the ten years for each \$1,000 of the mortgage he will owe but \$869.02. Circulars describing this mortgage can be had at any of our offices or will

TITLE GUARANTEE & TRUST @

Surplus (all carned) -176 Broadway, Manhattan 350 Fulton Street, Jamaica

TO LET FOR BUSINESS PURPOSES. TO LET FOR BUSINESS PURPOSES



New 12-Story Loft Building Now Ready for Occupancy

Centrally located near the heart of the retail district, is suitable for showrooms or light manufacturing. Has light on four sides, permanent on three sides; two passenger and two freight elevators; ninety-two feet frontage. One block from Hudson tubes, two blocks from "L" three blocks from New Steamship Piers, four minutes walk from Pennsylvania Station, five minutes from Subway, ten minutes to Grand Central Depot. Rents Reasonable.

Full Commission to Brokers. E. S. WILLARD & CO., 38 East 22d St. 45 Pine St. 4444 Gram.

STORES & LOFTS TO LET

on Sixth Avenue, at 12th & 13th Streets

APPLY TO

RHINELANDER REAL ESTATE COMPANY

31 NASSAU STREET,

'PHONE, 8125-CORT.

REAL ESTATE FOR SALE OR TO LET.

BUNGALOW PLOTS FREE
OR THE FIVE NEATEST CORRECT
ANSWERS TO THIS REBUS.

or Repting Office, 191 Sixth Avenue.

STORE TO LET 1678 2d Av., near 87th St.

Rhinelander Real Estate Co., 31 Nassau St., or 244 East 86th st. LOFTS TO LET

RHINELANDER BUILDING Corner William and Duane Streets. Rhinelander Real Estate Co., 31 Nassau St. 'Phone, 8125—Cort. LIGHT LOFTS

in Fireproof Building for Manufacturers, Printers, Etc., near Brooklyn Bridge. Immediate Possession LUTZ & SHEINKMAN, 236 William St., or your broker.

UNFURNISHED APARTMENTS. WEST SIDE.

TWO HOME BUILDINGS Numbers 521 and 523 West 112th Street



BUILDINGS
West 112th Street
are renting rapidly. NO LONG
HALLS. Fireproof, soundproof, soundproof, built without undue hurry in accordside without undue hurry in accordside without undue hurry in accordment to meatest correct answers will receive from the street without undue hurry in accordment ten neatest correct answers will receive as a street which may be used toward the purchasing ertificate. Each contestant will receive free transportation on our free special train Sunday, March 5th, to selling full sized building lots, with cement sidewalks, at \$2.75 EACH

SEA BREEZE HEIGHTS
is three blocks from the station, fromting the Amboy Road, which has sewers, water, cement sidewalks and all city improvements. It runs back to the Raritan Bay, which is 6 miles hurry in accordance with the latest require-

ments of the Building and Tenement House Departments. 5, 6 and 7 rooms. You are invited to inspect these apartments. A revelation of home-making UNFURNISHED HOUSES TO LET.

ROE & GOULD, Agents 262 Fifth Ave., N.Y.

Tel. Mad. Sq. 7145

Renting Agent on Premises.

FOR RENT.

Unfurnished duplex apartment, 226 West 59th st. opposite Central Park. Apply Superintendent, on premises.

THE MANHATTAN

244 East 86th St.

Apartments of four and six rooms and ha housekeeping; all improvements and conver-elevator service; "L" station. Apply Rhinelander Real Estate Co.,

31 Nassau st. 'Phone, 8125-Cortlands

Geo. R. Read & REAL ESTATE Head Office, 60 Liberty St., near B'way.

REAL ESTATE.

Branch, 3 East 35th St. MORTGAGE LOANS. 41/2% PRIVATE FUNDS 5%

BUILDING LOANS, PERMANENT LOANS. H. IVINS & CO. 546 STH AVE. PHONE 5658 BRYANT.

FURNISHED APARTMENTS TO LET. A Beautifully and Completely Furnished

Apartment in
THE BELNORD.

SOTH ST. AND BROADWAY.

10 rooms, 3 baths, all improvements; reasonable rent. Further particulars and permit from BELNORD, P. O. Bex 725.

and Hotel Section. One of the most valuable corners in The Mira Mar, Eton, Hall and Rugby Hall,

noon in the Exchange salesroom, No. 14 Vesey street.

The site is at the southwest corner of plot for twenty-one years, at a rental ap-Fourth avenue and 32d street, and contains about 2,500 square feet of land, with frontages of 15,16 feet on Fourth avenue and 83.5 feet in 32d street. The Morrell estate corner is in the centre of the Fourth and Fark avenue mercantile and hotel sections. According to the terms of the sale, immediate possession may be had of part of the property, and complete possession on ninety days' notice; 50 per cent/of the purchase price may remain on mortage, at 5 per cent, with the privilege of payment to permit the placing of a suitable building loan. week. Two interesting sites in Madison Wood, Harmon & Co. of their "Little

NEW HOME FOR OLD FIRM. Frank L. Pisher Company, one of the old-

The street, on a plot 65x160 feet, from plans by Mayricke & Franke. Mr. Birdsall, in ald Square Holding Company (Arnstein & ald Square of the proposed Hudson River bridge. This will be shown at the booth of the Leonia Heights Land Company, and the model will be so arranged as in give visitors an opportunity to study the location and character of their nuc, adjoining Dr. Parkhurst's church on hungalow colony on the top and western est real estate firms on the West Side, will move into their new and imposing building

Wednesday, March 1, 1911 at 12 e'clock, neen, at the Exchange Sales-room, 14-16 Vesey St.

W. C. REEVES & CO., Dept. T. 124 East 23rd St., New York City.

HOUSES TO LET 309 E. 87th St., 9 rooms & bath. 326 E. 87th St., 10 rooms & bath. 319 E. 86th St., 13 rooms & bath.

Rhinelander Real Estate Co.,

31 Nassau St. 'Phone, 8125-Cortlandt, or 244 East 86th St.

REAL ESTATE WANTED.

WANTED -- For the summer, furnished cot tage containing six bedrooms, besides sev eral rooms; all modern conveniences, includ-ing facilities for heating; must be near eithe

REAL ESTATE AT AUCTION...

Supreme Court Partition Sale Estate of Thomas Morrill, Dec'd. 470 to 478 Fourth Ave.

> 501/2 East 32nd St., Southwest Corner.

TITLE POLICY DELIVERED FREE BY LAWYERS TITLE INS. AND TRUST CO.

80% on mortgage 3 years at 5% with 60-day payment privilege.
PARTICULARS ON APPLICATION TO

CHARLES H. TOPPING, 15 William St.; TARRANT PUTNAM, 49 Wall St.; DUDLEY F. PHELPS, 96 B'way, Attys.,

TO SELL FOURTH AVE. PLOT at No. 118 West 72d street on Wednesday

Large Offering Is in Heart of Business Taylor Brothers have been appointed agents for the following apartment houses:

Fourth avenue, from either a speculative or on Claremont avenue and Riverside Drive, an investment point of view, is to be offered north of light street, owned by Mrs. C. M. Supreme Court partition sale by order Hyde. Cross & Brown Company negotiated the of George W. Alger, referee, for the estate sale of Nos. 359 and 361 Lexington avenue, of Thomas Merrell, through Bryan L. Kenfor Robert M. Fulton and Earl G. Pier. nelly, as auctioneer, next Wednesday at The buyer is an investor for whom the Cross & Brown Company have leased the

Fourth avenue and 32d street, and con- proximating \$100,000. Percy R. Pyne is said to be the buyer of No. 58 East 68th street, sold recently by Mrs. Maurice Seligman, through Post & Reese. Mr. Pyne's new residence is at the opposite northwest corner of Park avenue and 68th street. It is understood that the purchase was made to prevent the erection of an apartment house. A. H. Ivins & Co. have placed the follow-

ing loans: For the James McCreery Realty Our Company, \$225,000 on the six story store and loft building, No. 132 to 142 West 27th street, and for the Samuel W. Bowne estate, \$275,000 on No 409 to 415 Pearl street.

REAL ESTATE AT AUCTION.

588 Grand Street

Executive Offices

31 Nassau St., N. Y. C.

REAL ESTATE AT AUCTION

744 Cortlandt

Sales to be held at 12 o'clock Noon, Exchange Salesroom, 14-16 Vesey St., N. T. C.

SPECIAL SALES DAY

Thursday, March 9, 1911 Absolute Trustees' Sale

THROUGH TO 60 NEW BOWERY.
Three-story and basement brick Builder, with one store. Upper floors utilized lodging house. Size of lot 21.1x101.10x

9x irreg.

84 Cannon Street

588 Urand Street

Five-story brick Tenement, with two orea, containing two apartments of four ome on each floor. Size of lot 25x75.

CHARLES J. HARDY, Esq., Atty., 165 B'way, N. Y. City.

Peremptory Sale Cathedral Parkway

SOUTH SIDE, 150 FEET WEST OF COLUMBUS AVE.

large vacant plot, exceptionally well located, with unobstructed park frontage,
be particularly attractive to investors, builders and operators.

JOHN B. HARRISON, Esq., Atty., 258 Broadway, N. Y. City.

Trustees' Sale

Five-story and basement brownstone and brick Tenement containing one apartment of five rooms and bath and one apartment of four rooms and bath on each floor; steam heat and all improvements. Size of lot 21x100.

L. VAN RIPER, Esq., Atty., 35 Nassau Street, New York City.

Special Sales

Builders' Opportunity

A large plot of ten Lots, including a corner, six of which are located on the south-casterly corner of Bradhurst Ave. and 155th St., and four of which are on the north-erly side of West 154th St.

This Parcel is particularly well adapted for a large combination storage warshouse on the lower five stories, and a building above which would have stores fronting on the Viaduct.

80% of the purchase price may remain on Bond and Mortgage for three years at 5% For further particulars JOSEPH P. DAY, 31 NASSAU ST. 744 Cort.

REAL ESTATE FOR SALE OR TO LET REAL ESTATE FOR SALE OR TO LET WESTCHESTER COUNTY, WESTCHESTER COUNTY.

PHILIPSE MANOR on the Hudson

one mile unobstructed river frontage; one mile on Broadway; bathing and boating; 26 miles from Grand Central Station; 400 building sites with view of river; granolithic sidewalks, macadam drives; 30 modern residences near-ing completion, with hot water heat, open fireplaces, two to four bathrooms

New Philipse Manor Railway Station (N. Y. C. & H. R. R.) in the centre of property.

Not a speculation, but the result of a carefully thought out investment by English, Scotch and American investors. Property carefully restricted and desirable parties will meet with liberal treatment, both as to prices and mortgages (if desired) at 5%. PHILIPSE MANOR COMPANY

BOROUGH OF BROOKLYN.

SPECIAL ANNOUNCEMENT

BY OTTO SINGER, BUILDER

Now ready for occupancy, 100 1-family brick houses, 7 and 8 rooms and bath, with to porch; all hardwood trim; un-to-date in all respects.

PRICE-\$4,750 TO \$5,500 \$300 CASH DOWN

Balance by paying \$35 to \$40 a month, which pays carrying charges and principal. This is better than paying rent. Take Sea Beach "L" from New York side Brooklyn Bridge, or Broadway or Lenox ave. subway to Atlantic ave., and then Sea Beach "L" to property, Kings Highway Station. FARE Sc. If you are interested and cannot visit this property new send for Booklet. This will be of interest to you. Address Kings Highway and West Sth st., Brooklyn. Write for Illustrated Booklet.

COUNTRY PROPERTY.

ENFIELD ST. (Conn.) This Grand Brick HAZARD and Stucco Resi-MANSION

dence, with its beautiful lawns, shrubs, old shade trees and outlying farm lands and buildings, including a modern garage, is to be had at about half the cost of one building. Estate comprises 115 acres, divided into meadow, woodland and cultivated land, rich, sandy loam, well suited to tobacco raising. The residence contains 27 rooms; cost \$60,000; 11 masters' chambers, 5 servants' rooms, 8 baths and 10 first floor rooms, together with 2 tobacco barns (one new), cow and hay barn, horse stable, chicken houses and casino, bowling alleys, 2 silos. All the buildings are in prime condition, several of them are new. The situation of this property is one of the finest imaginable; 125 miles from Boston and New York, on the main highway between the two cities, and on line of N. Y., N. H. & H. R. R. and the Springfield and Hartford troiley lines. It is a complete gentleman's home, or would make an ideal site for educational institution, sanitarium or motorists' resort.

EDWARD J. & F. C. MURPHY.

Fuller Building, Cor. Main and Bridge Sts. Springfield, Mass. Bryan L. Kennelly, Auct'r



MISS LAWTON. 389 FIFTH AVENUE, N.

SHARON, CONN.

Gentlemen's country seat for tent, furnished, Beautiful grounds of thirty saves, with running brook; century-old stone house, with recent fine renovations, containing hall, library, office, parlor, tea-room, dining-room, butler's pantry, kitchen, laundry, servants' dining-room, refrigerator rooms, five master's, four servants' bedrooms, five bathrooms, electric light, steam heat; stable; garden planted. Rent \$3,000, with reasonable deduction to right tenant for more than one season, or would sell four years' leasehold. Full particulars of SACKETT, CHAPMAN & STEVENS, Attorneys,

THE KIRKLAND Weil known Apartment House; 40 rooms; gas, electricity, steam heat, all modern improvements; leading thoroughfare and best location in uptown section; fine view of Catskills; fully furnished. For photo and particulars inquire SCHULTZ, Hersid Square Hotel, Feb. 27, 1 to 4 p. m., or Box 988, Kingston, N. Y. FOR SALE—Wading River, L. L. cottage, 3 rooms and bath, outbuildings, view of Sound; boarding and transient house, 20 rooms, improvements; bargains; terms on both, A. E. MESSENGER.

WYCHMERE SEASHORE COTTAGES
WYCHMERE SEASHORE COTTAGES
per Cod), rented completely furnished, 5-9 bedns; bathrooms; all comforts; fine beach; flused circular floor plans. Box 55, South Har-ATTRACTIVE CONVENIENT COTTAGE;

is and bath; but water heat; desirably lo-in village of 3,000; 3½ hours from New for sale at reasonable price. Address I. Ellenville, N. Y. WESTCHESTER COUNTY.

A Good Bargain

An elegant dwelling, 12 rooms, 2 baths, hardwood floors and trim; in fact, an up-to-date modern dwelling. Choice corner, 125x125. Restricted section. Price is only \$27,360.

Other properties for sale and to rent.
Our Office will be open Washington's Birthday.

THE OLIVER HUBBARD CO.,
Eastchester Savings Bank Building,
Mount Vernon, N. Y. Phone 1916.

BOROUGH OF QUEENS.

HOLLIS MANOR. FIVE COTTAGES READY for inspection, information mailed. CAM-ERON, 1102, 341 5th ave.

BOROUGH OF MANHATTAK.

Must be Sold To Close an Estate

New Homes at Van Cortlandt Terrace ready to occupy; price \$14,500 upward.
Choice Building Plots, No Finer Place to Live. Take Broadway subway to Van Cortical Park: then troiley to city line or Shady lan on property. Office on grounds or see DAVII STEWART, 203 Broadway.

DECIDED BARGAIN. Handsome Dwelling on Washington He a restricted street, near Convent ave

THOMAS J. O'REILLY. LONG ISLAND.

Superlatively Suitable For Your Suburban Home.

You want-elevation, sweeping views, hills, grassy slopes, fine old trees, good neighbors, nearness to station and to New York. You get it all in Roslyn Estates, and the choice of several new houses so carefully planned, bufft and located that they seem to have grown in this beautiful residential park. The old phrase, "They are perfectly beautiful," fits them experfectly beautiful," fits them exactly. One bouse in particular deserves it—a half-timbered English country house with 7 bedrooms, 3 baths, imposing entrance hall, cak panelled living room, 4 great English fireplaces, beam ceiling, tasteful decorations, every convenience. Grounds landscaped. Price and terms very attractive. See us to-day about it.

Dean Alvord Company Suite 921, 111 Broadway, 'Phone 3195 Rector.

NEW JERSEY.

ALLENHURST. DEAL, ASBURY PARK OCEAN GROVE AND BRADLEY BEACH

Asbury Park (opp. Depot). Allenhurst.
ONLY \$1,700 required; horse, wagon, harness
incubators, brooders, 100 chickens and bousehold incubators, brooders, 100 chickens and household furniture included with snug 54-acre poultry farm. Cozy 6-room cottage, barn, 100-foot poultry houses with runs and scretching pens, colony houses, incubator cellar, fine phade and fruit trees, grapes, bluckberries; 14 miles to depot. Price, \$2.500. WANSER'S FARM AGENCY. Vineland, N. J.

FARM HOMES IN BEAUTIFUL VINELATIO, the best in these United States; unequalled for poultry and fruit. Illustrated catalogue free. WANSER'S FARM AGENCY. Vineland, N. J.

AT NEWARK, N. J.—Comfortable home, six rooms, bath steam; large lot; convenient to trolleys; fine neighborhood. Inquire on premises. 644 Summer Ave.

To Close ESTATE of SOPHIA SACHS, Dec'd.

128 West 34th Street Pive-story and cellar private Dwelling, with 1 store. Upper floors used for business purposes. Size of lot 25x100.

Absolute Sale

452 West 151st Street

13-15 East 125th Street Two 3-story and basement brick and brownstone Dwellings, utilized for bustnesses. To be sold as one parcel. Size of plot 30x90.11, more or less, 70% of purchase price may remain on bond and mortgage for three years at 5%. Messrs. ROUNDS, HATCH, DILLINGHAM & DEBEVOISE, Attys., 62 Cedar St., N. Y. City.

155th Street & Bradhurst Avenue

The lots are to be offered in one parcel.

The frontage on the Viaduct is 154.10; the frontage on Bradhurst Ave. 101.11; frontage on 154th St. 100 feet. The two frontages are connected by a single depth of 200 feet by 25 feet.

(several billiard rooms), large, sunny rooms and wide porches. Yacht club and garage in process of construction.

Tarrytown is one mile South of Philipse Manor.

BOROUGH OF BROOKLYN.

Philipse Manor (on Hudson), New York.